







Exmouth Road, Hayes, UB4 8LL

- Three Spacious Bedrooms
- Terraced House
- Large Fitted Kitchen
- Potential to Extend (STPP)
- Outside Brick Storage
- NO CHAIN!
- Through Lounge
- Rear Garden with Rear Parking
- Large Front Garden
- EPC Rating C / Council Tax Band D

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HERE TO GET *you* THERE

Asking Price £485,000

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DESCRIPTION

Situated on Exmouth Road in North Hayes is this well presented, three bedroom terraced house which is being offered for sale with NO ONWARD CHAIN. The property is great for families looking to step onto the property ladder with it being conveniently located to nearby schools, transport links and amenities.

The property comprises entrance hall, through lounge, separate large fitted kitchen, three first floor bedrooms, separate bathroom suite and separate wc. Outside the property has large front and rear gardens with the benefit of parking to the rear along with a car park for residents. Further benefits include brick built garden storage unit, gas central heating throughout and double glazed windows.

Exmouth Road is situated in North Hayes and is within close proximity to schools, amenities, transport links and great outdoor open space. You are a short drive away from the Uxbridge Road connecting you to the A40/M4/M25 motorway links, Heathrow Airport and surrounding areas. Viewings are highly advised to not miss out.

The area benefits from a strong and diverse local economy, with major employers across aviation, logistics, healthcare, education, and technology. Nearby Heathrow Airport is one of the region's largest employment hubs, while Uxbridge is home to the European and UK headquarters of global brands including Coca-Cola, Apple, Xerox, and General Mills. The area is also supported by leading institutions such as The Hillingdon Hospitals NHS Foundation Trust, Harefield Hospital, Brunel University London, and RAF Northolt.









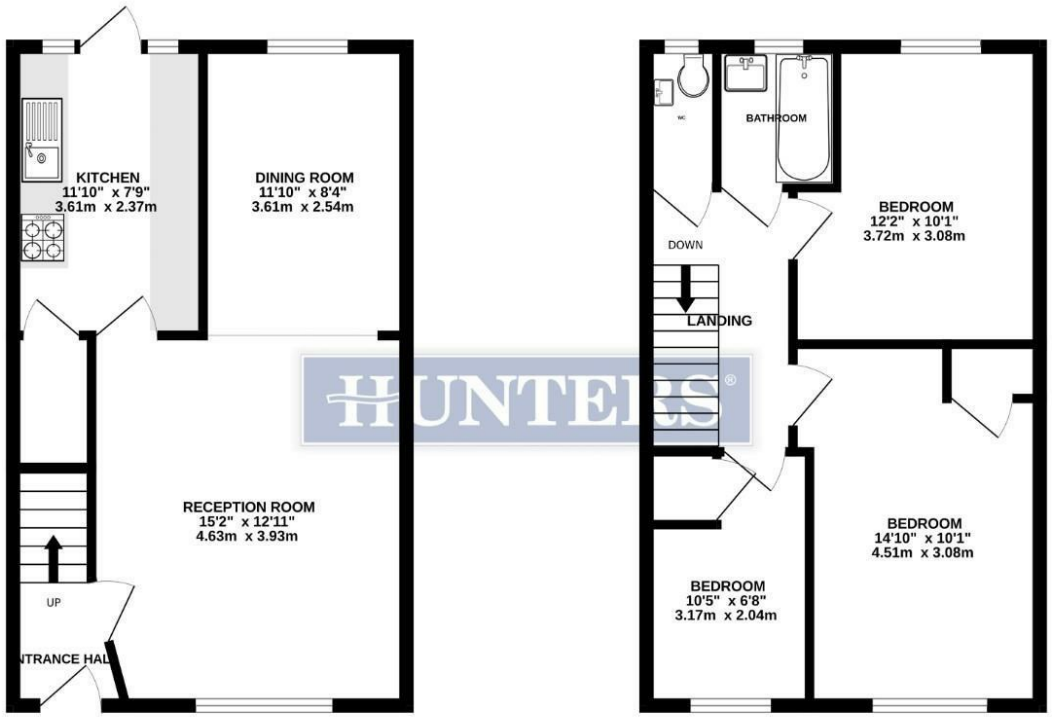







GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

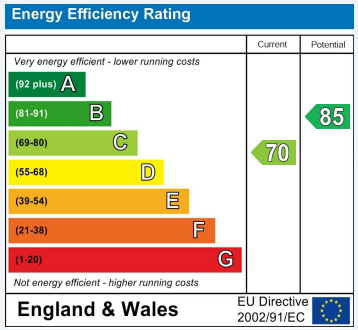
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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